

City of Alamo Heights


Residential Designs Standards

Community Meeting

Presented By:

Steve Waters, RDS Committee Chair

July 14, 2011




City of Alamo Heights

RDS Community Meeting

Background:

- In 2005 Nore Winter, a Boulder CO-based consultant, was hired to develop design guidelines

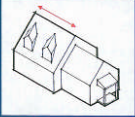


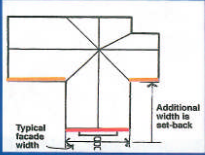
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Mass & Scale


Establish maximum wall plane dimensions





Neighborhood Conservation in Alamo Heights, Texas

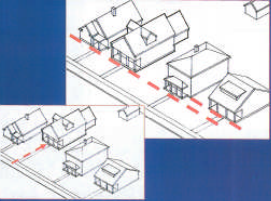
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Maintain the line of building fronts in the block.

- A building should fit within the range of yard dimensions seen in the block.



Neighborhood Conservation in Alamo Heights, Texas


4


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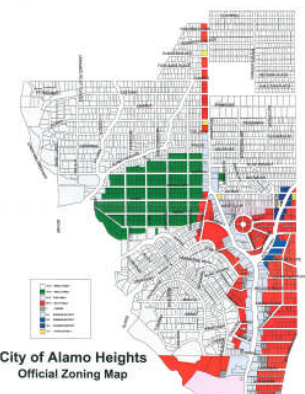
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Background (cont.):

- Residential Design Standards were adopted in December 2006 based on the guidelines
- Time to revisit RDS to update
- 6 citizen committee members
- 2 Council members
- Have met 15 times since January


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RDS Apply to SF-A and SF-B Districts only



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Official Zoning Map



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Background (cont.):

Article III – Single-Family Dwelling District A (SF-A)

- Sec. 3-11 – Intent. Intent of development standards in SF-A District is to allow for flexibility of a structure's mass and orientation based on lot size; and to ensure that properties undergoing redevelopment do not negatively impact the existing character and development patterns along block faces on the neighborhood.

Article IV – Single-Family Dwelling District B (SF-B)

- Sec. 3-21 – Intent. Same as SF-A, plus . . . "and to promote a scale compatible with the existing built-environment."



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Guiding Principles:

- "Tweak and balance"
- Simplify the code
- Provide additional design flexibility
- Incentivize desirable results
- Reduce redundancy and conflicts
- Compromise to balance diverse perspectives




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Goals and Objectives:

- Encourage sustainability
- Encourage preservation
- Limit height looming and "McMansions"
- Avoid legislating taste




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Proposed Revisions:

- Main Structures
 - Articulation
 - Setbacks
 - Max Height
- Accessory
 - Height looming
 - Setbacks (including distance from main structures)
- Overall
 - Floor-to-Area Ratio
 - Lot Coverage
 - Height calculation
 - Incentives



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Main Structures



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Main Structures

Articulation:

Current

- 3' offset every 30' to 35' of side and front wall, depending on lot width
 - **Issues:**
 1. Prescribes undesirable and relatively unusable "gash" in a wall
 2. Provides little flexibility





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Main Structures

Articulation:

Proposed

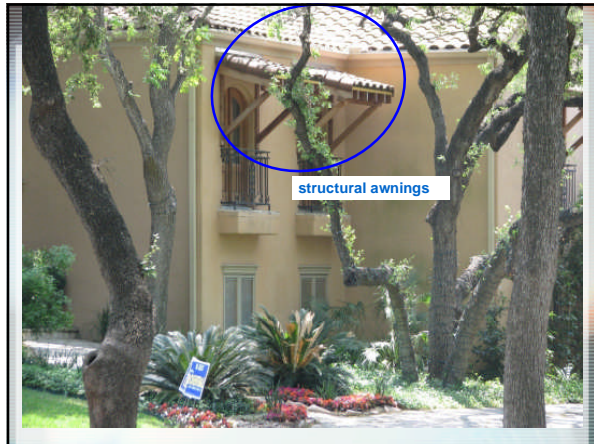
- Consider allowing architectural and utilitarian features to count as articulation every 30' **or** have a minimum 2' x 10' offset in the wall plane
 - To include the examples on the following slides











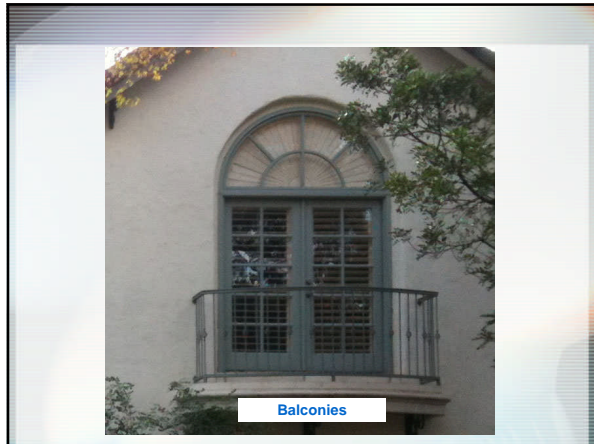

















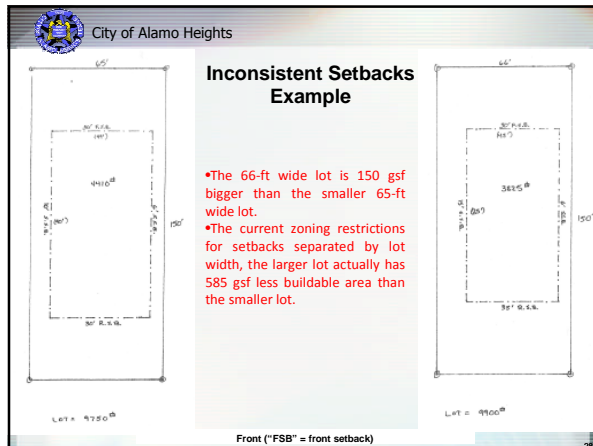
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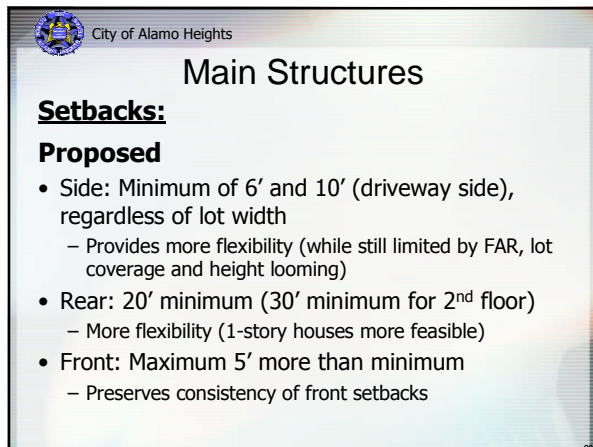
Main Structures

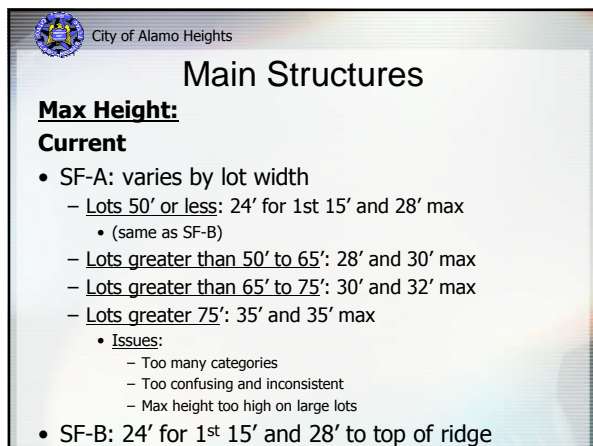
Setbacks:

Current

- Side: Currently divided into 4 categories by lot width
 - Issue: Confusing and creates arbitrary hardships
- Rear: 30' and 35' depending on lot width
 - Issue: Limits site flexibility and contributes to "forcing" a 2nd story









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Main Structures

Max Height:

Proposed

- SF-A:
 - Lots 50' or less: 24' for 1st 15' and 28' max
 - Lots greater than 50' to 75': 26' and 32' max
 - Lots 75'+: 28' and 33' max



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Main Structures

Max Height:

Proposed (cont.)

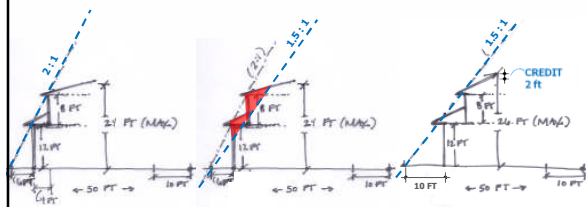
- SF-B:
 - no change
 - Grant "bonuses" for:
 - 2' additional max ridge height if design utilizes a 1 to 1.5 height looming standard
 - 2' additional front max ridge height for 1st 15', if a substantial porch is provided



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Maximum Height Incentive:

Proposed (for Main Structures)





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Accessory Structures



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Accessory structures

Height Looming:

Current

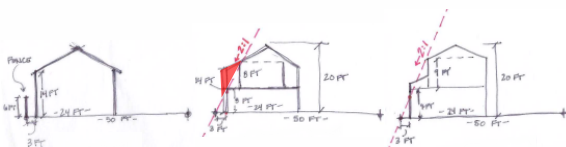
- None
 - Issues:
 1. Concerns about 2-story accessory structures looming over neighbors



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Accessory Structure:

Existing and Proposed (for 2-story)



COMPLIES
(Existing)

DOES NOT COMPLY
(Proposed)

COMPLIES
(Proposed)

(First floor exempt up to maximum 10-ft plate)



Accessory structures

Height Looming:

Proposed

- Match 2:1 standard for main structures on side and rear



Accessory structures

Setbacks:

Current

- Rear: 5'
 - Issue: limits flexibility and yard
- Side: 3' to 5' depending on lot width
 - Issue: limits flexibility and yard
- Main and accessory separation: 10'
 - Issue: limits flexibility and yard



Accessory structures


Setbacks:

Proposed


- Rear: 3'
- Side: 3'
- Main and accessory separation: 4'

Conclusion

- All contribute to more flexibility and more yard
- Height looming should address privacy concerns

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Overall Standards

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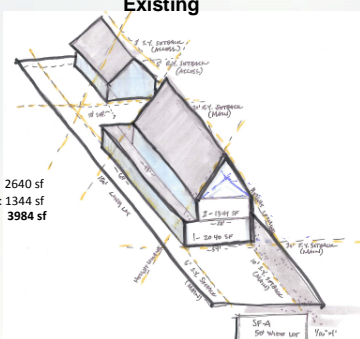
Overall Standards

Floor-to-Area Ratio (FAR):
Current

- .53 (or 5300 sf of interior space on 10,000 sf lot)
 - Issues: To promote a scale compatible with the neighborhood

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Buildable Area:
Existing



1) Lot coverage = .35
2) Floor Area Ratio = .53
1st Floor Buildable Area: 2640 sf
2nd Floor Buildable Area: 1344 sf
Total Buildable Area: **3984 sf**



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Overall Standards

Floor-to-Area Ratio (FAR):

Proposed

- .45*
- Grant "bonuses" for:
 - Preservation of 50% or more of structure (.06 or 450 sf on a 7500 sf lot)
 - A stricter height looming standard of 1 to 1.5 (.02)

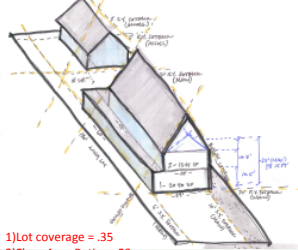
*Note: Proposed .45 FAR based on analysis of 2007-2010 compatibility review projects



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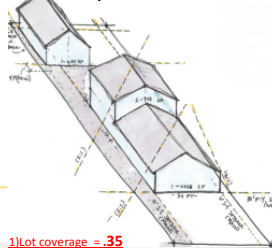
Buildable Area:

Existing



1st Floor Buildable Area: 2640 sf
2nd Floor Buildable Area: 1344 sf
Total Buildable Area: 3984 sf

Proposed



1st Floor Buildable Area: 2625 sf
2nd Floor Buildable Area: 750 sf
Total Buildable Area: 3375 sf




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Overall Standards

Lot Coverage:

Current

- 35%
- Issues: Tends to "force" buildings to 2-stories




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Overall Standards

Lot Coverage:

Proposed

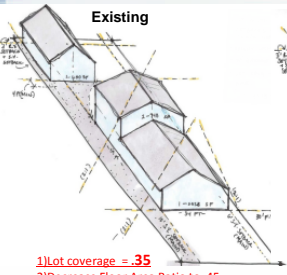
- Keep it 35%
- But grant "bonus" for:
 - 5% additional lot coverage for pervious driveways



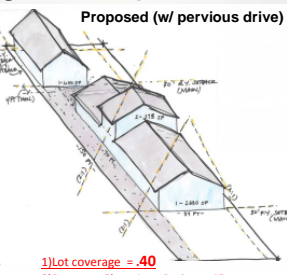
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Lot Coverage Example

Existing




Proposed (w/ pervious drive)



1) Lot coverage = .35
2) Decrease Floor Area Ratio to .45
1st Floor Buildable Area: 2625 sf
2nd Floor Buildable Area: 750 sf
Total Buildable Area: 3375 sf

1) Lot coverage = .40
2) Decrease Floor Area Ratio to .45
1st Floor Buildable Area: 3000 sf
2nd Floor Buildable Area: 375 sf
Total Buildable Area: 3375 sf

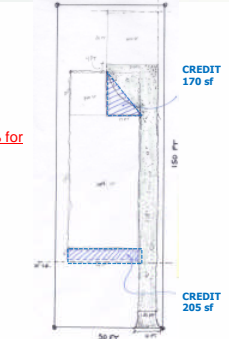


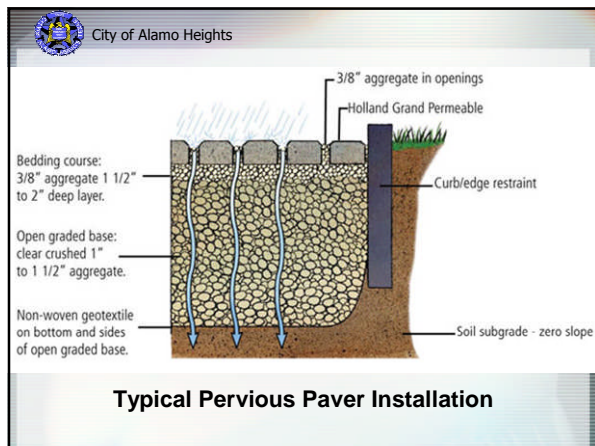
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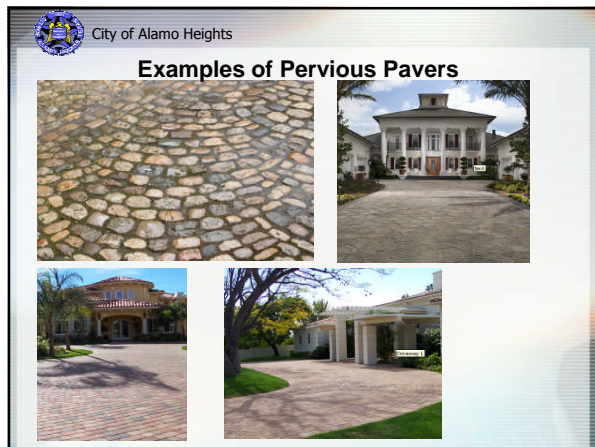
Lot Coverage Bonus

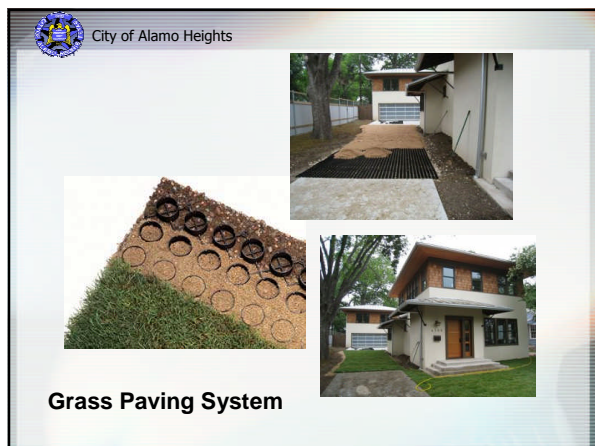
Existing Code:
2625 sf lot coverage


Proposed Bonus (5% for
pervious drive):
3000 sf lot coverage












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Overall Standards

Height Calculation:

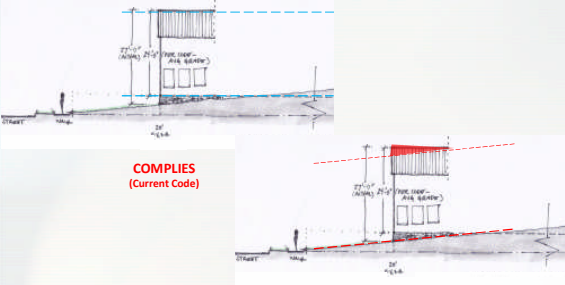
- Current:** based on average grade for slope < 10% and actual for slope > 10%
 - Issues:**
 - Code is too complicated and misleading
 - Allows extra height on down slope side
- Proposed:** based on actual grade for all lots



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Height Calculation

SIDE VIEW: < 10% SLOPE



COMPLIES
(Current Code)


DOES NOT COMPLY
(Proposed Code)



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Incentive Summary

- FAR bonus (.06) for preservation (.45 to .51)
- FAR bonus (.02) for 1.5 to 1 height looming (.45 to .47)
- Height bonus (2') for 1.5 to 1 height looming
- Lot coverage bonus (5%) for pervious driveway
- Porches can count as articulation
- Substantial porches to allow for a 2' bonus in height for the front 15'


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Additional Incentive

- Stormwater Development Credit
 - For reduction in overall impervious cover (\$\$.40 per sq. ft. fee reduction)



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RDS Proposed Schedule

Next Steps*:

- 2 Community Meetings:
 - July 13th
 - July 14th
- Joint Board and Commission workshop:
 - TBD
- Planning and Zoning Commission public hearing
 - September 5, 2011 (tentative)
- 2 readings at City Council
 - September 12, 2011 (tentative)
 - September 26, 2011 (tentative)

*All meetings are to begin at 5:30 p.m. in the City Council Chambers

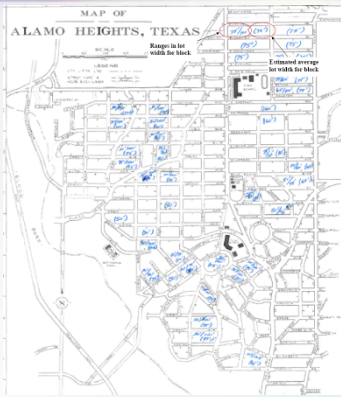

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Residential Designs Standards Community Meeting

Presented By:
Steve Waters, RDS Committee Chair
July 14, 2011

Backup Slides

Lot Widths



Compatibility Case Summary

CC	City	Competition Address	Case #	Zoning	F20	F20	F20	Lot Cox	Lot Sq Ft	Lot Width	# of Sources	Height	Photo	Notes
5450007	287	Norwalk	5-07	SP-B	545	35.00%	7.50%	50	1	2	28.00			
5450008	507	Wanda	5-07	SP-A	545	33.00%	6.47%	77	1	2	34.10			Storage height to 17'
5450009	509	Clyde	5-07	SP-B	535	28.00%	5.20%	58	2	2	27.00			Based on SPB with long-spanning structure
5450010	725	Wabasco	5-07	SP-A	536	26.00%	5.27%	61	1	2	36.00			Based on SPB with long-spanning structure
5450011	784	Pease	5-07	SP-C	545	34.00%	6.30%		1	2	33.00			
5450012	785	Greene	5-01	SP-A	547	35.00%	6.00%		1	10	30.00			
5450013	332	Dorwin	5-00	SP-A	527	28.00%	2.93%	75	12 (4x) = 20' height	13 (4x) = 10' height	35.67			Based on SPB with long-spanning structure and 20' height; height to 10' based on long-spanning structure
5450014	221	Wabasco	2-08	SP-A	532	33.00%	47.42%	20	2 (4x) = 10' height	23 (4x) = 10' height	34.50			Based on SPB with long-spanning structure and 20' height; height to 10' based on long-spanning structure
5450015	47	Wabasco	2-08	SP-A	545	34.00%	7.00%	50	1	2	28.00			Based on SPB with long-spanning structure and 20' height; height to 10' based on long-spanning structure

City of Alamo Heights Compatibility Case Summary													
CC Data	Neighborhood	Address	Case #	Zoning	FAIR	Lot Cov	Lot Sq. Ft.	Lot Width	# of Stories	Height	Photos	Notes	
6262009	12th Village	2480	SP-A	0.45	35.8%	7,280	58	22'x40'-1.5'x40'x40'	2 stories - 1 story per	27.87		Detached 1.5 story and 1 story dwelling with separate front and back entrances and garage	
6262009	28th Ridge	8108	SP-A	0.59	20.0%	12,207	79	2	2	34.80		Detached 1.5 story plan detached garage for 2 story detached 1 story garage	
6323009	35th Area	1840	SP-Q	0.55	35.8%	6,080	58	13'x40'-11'x40'	2 story - 11'x40'	20.80		Detached 1.5 story and 1 story detached garage for 2 story detached 1 story garage	
6323009	36th Woodland	6108	SP-A	0.38	27.8%	12,203	87	10'x40'-11'x40'	1.5 story - 11'x40'	20.82		SP-A detached with detached garage, accounting for height of 20'	
6323009	33rd Woodland	8408	SP-A	0.36	30.8%	14,804	79	13'x40'-11'x40'	1.5 story - 11'x40'	22.80		Detached 1.5 story with 1.5 story accounting for height, accounting for height of 20'	
6323009	37th Ridge	6108	SP-Q	0.59	30.8%	7,580	58	13'x40'-11'x40'	1.5 story - 11'x40'	20.80		Detached 1.5 story with 1.5 story accounting for height, accounting for height of 20'	
6323009	20th Camino	8208	SP-A	0.45	33.8%	7,580	58	13'x40'	1.5 story per	20.80		Detached 1.5 story garage, replacement detached 1.5 story garage	
6323009	80th Courtland	8308	SP-A	0.40	34.8%	8,190	68	13'x40'-11'x40'	1.5 story - 11'x40'	20.80			
Average				0.42	30%	12,096	85			28.73			
				-45 to 45 in Corridor									
				-38 to 38 in SF-A									
